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COMMUNITY DEVELOPMENT DEPARTMENT**PLANNING COMMISSION AGENDA**

Tuesday, June 15, 2004
 San Bruno Senior Center
 1555 Crystal Springs Road
 7:00 p.m. to 11:15 p.m.

Roll Call**Pledge of Allegiance**

1.	Approval of Minutes	May 18, 2004	
2.	Communications		
3.	Public Comment		
4.	260 El Camino Real (UP-04-21) (PE-04-02) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C (General Commercial)	Request for a parking exception per Chapter 12.100 of the San Bruno Zoning Ordinance and a Use Permit for a restaurant with alcoholic beverage sales per Ordinance No. 1685 and 1686 - Welch Family Partnership (Owner), Chihwan Kim (Applicant).	Actions ↓
5.	900 Cherry Avenue (UP-04-25) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> P-D (Planned Development)	Request for a conditional use permit to allow installation of a wireless communications facility per Chapter 12.112 of the San Bruno Zoning Ordinance - The Alaris Group (Applicant), Polack Financial, property owner.	
6.	130 Cabrillo Drive (UP-04-27) (MM-04-04) (VA-04-07) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a use permit, minor modification & variance to allow construction of an addition that would result in a greater than 50% expansion to the existing residence, would exceed the .55 FAR guideline, proposes to exceed 2,800 sq. ft. with a two car garage, proposes to extend the 4' right sideyard setback, and proposes a 14' front yard setback; per Section 12.200.030.B.1, 12.200.030.B.2, 12.200.080.A.3, 12.120.010.B, & 12.96.060.D.4 of the San Bruno Zoning Ordinance – Raul Gomez, (Owner & Applicant).	

7.	640 Hensley Drive (UP-04-28 (VA-04-04)) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a use permit & variance to allow construction of an addition would result in a greater than 50% expansion to the existing residence, proposes a gross floor area greater than 1825 sq. ft. with a one car garage, and proposes to extend the 2' right sideyard setback; per Section 12.200.030.B.1, 12.200.080.A.2 & 12.96.060.D.5 of the San Bruno Zoning Ordinance – Jose Casco (Applicant), Ferdinand Morales (Owner).	
8.	373 Taylor Avenue (UP-04-01) (VA-04-01) (PE-04-04) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2(Low Density Residential)	Request for a use permit, parking exception and variance to allow construction of a new house that would exceed the .55 FAR guideline, exceed the lot coverage guideline, have a second story whose front plane is not setback five feet from the first story, encroach into the required front yard setback, and proposes tandem parking; per Section 12.200.030.A.1, 12.200.030.A.2, 12.200.040.B.2, 12.96.060.D.6, and 12.200.0803.C , of the San Bruno Zoning Ordinance – Jia Yuan Wang (Owner) Eddy Cheung (Applicant/Designer).	
9.	835 Crystal Springs Avenue (UP-04-30) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C (Commercial)	Request for a use permit to allow construction of a new house that would exceed the .55 FAR guideline, and exceed 2,800 sq. ft. of gross floor area with a two garage, per Section 12.200.030.A.1 & 12.200.080.A.3, of the San Bruno Zoning Ordinance – Valerie Bonebrake (Applicant;), Lawrence Family LLC (Owner).	
10.	278 Linden Avenue (UP-04-31) (VA-04-05) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a use permit & variance to allow construction of an addition would exceed the .55 FAR guideline, proposes a gross floor area greater than 1825 sq. ft. with a one car garage, and proposes to attach the currently detached garage to the home resulting in a substandard sideyard setback; per Section 12.200.030.B.2 & 12.96.060.D.5 of the San Bruno Zoning Ordinance - Alexandra Gedman (Owner & Applicant)	
11.	City Staff Discussion	Choose Planning Commissioners for July 15th ARC meeting.	
12.	Planning Commission Discussion		
13.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.